



City of
Rockville
Get Into It

**Historic District Commission Staff Report:
Certificate of Approval
HDC2012-00585, 105 S. Washington Street**

MEETING DATE: 4/19/12

REPORT DATE: 4/12/12

FROM: Robin D. Ziek, Preservation Planner,
Planning, CPDS
240.314.8236
rziek@rockvillemd.gov

APPLICATION DESCRIPTION: CERTIFICATE OF APPROVAL: Replace
fire stairs at rear, constructed to
current code.

APPLICANT: Sunderland Joint Venture
c/o Mr. Brault
101 S. Washington Street
Rockville, MD 20850

FILING DATE: 4/5/12

RECOMMENDATION: Approve new fire stairs as submitted.

EXECUTIVE SUMMARY: The ca. 1980 fire stairs (see 1989 plat) were deteriorated and removed by the applicant as the first step to assure safe fire egress. New fire stairs were constructed, but not to code. The proposed configuration modifies this layout in order to meet current code requirements. The proposed new fire stairs are similar to the earlier stairs in concept, materials, and location.

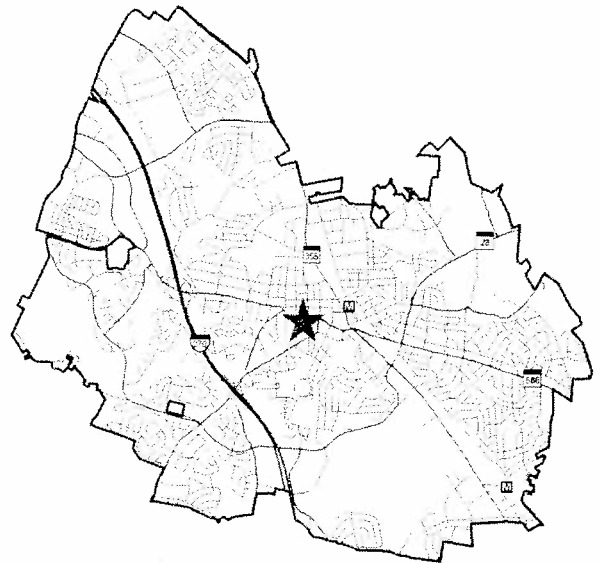


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ATTACHMENTS:

Application

RECOMMENDATION

Staff recommends approval of the application as submitted, noting that the proposed new fire stairs meet Secretary of the Interior's Standards #2, 3, 5, 9, 10 (see below, page 7-8), and allow the continued use of this historic residential building for offices as zoned.

SITE DESCRIPTION

Location: 105 S. Washington Street

Applicant: Sunderland Joint Venture c/o Mr. Brault

**Land Use
Designation:** Preferred Office

Zoning District: MXT (Mixed-Use Transition)

Existing Use: Law offices

Vicinity

The 100 block of S. Washington Street is located in Rockville's historic core and includes late 19th and early 20th century frame dwellings. The block is listed in the National Register of Historic Places and locally designated, and known as the South Washington Street Historic District. The subject property is a 2-1/2 story Victorian, with gable-front-and-wing form, and dates to 1897. It was built for Adelaide Stonestreet Greene and is one of three homes on this block associated with Dr. Stonestreet and his three daughters. The property remained in the Greene family until 1979, when the current owner purchased it.

**Subject
Property**



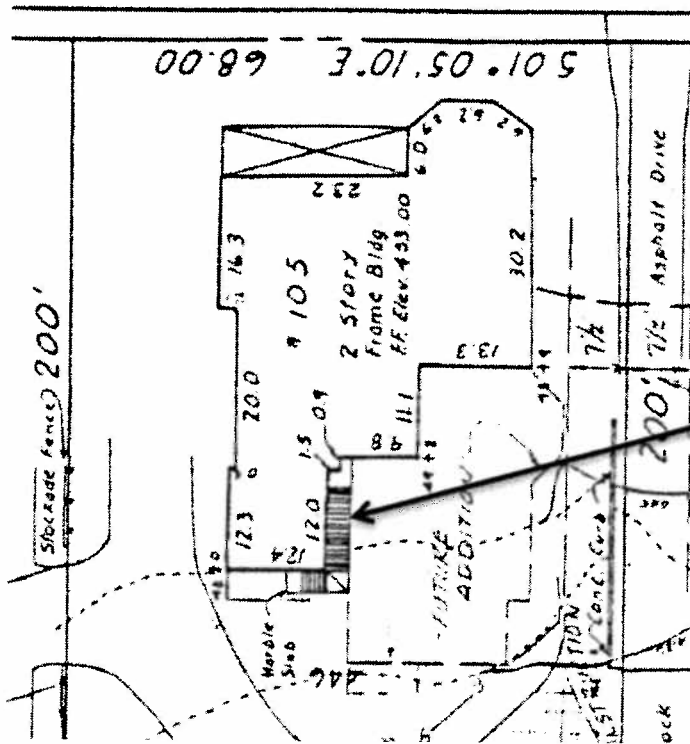
Site Analysis: The subject house sits mid-block, with an asphalt driveway on the south side of the house leading to the rear parking area. The block includes several mature trees, brick sidewalks, and historic homes that front the street. The fire stairs that were removed by the applicant were in place by 1985, as documented by an MHT research form (see Circle 13). The fire stairs are required for egress from the second floor and lead to the rear yard, which has a large flowering tree.

DISCUSSION OF THE PROPOSED PROJECT and MATERIALS

**Front
Elevation**



The applicant removed the ca. 1980 fire stairs because of their deteriorated condition. New fire stairs were constructed that exactly matched the ca. 1980 fire stairs (see Circle 14-15). The City realized that the fire stairs did not meet current building code, and has required that the property owner construct new fire stairs that will meet health and safety code requirements. The proposed new fire stairs submitted for HDC review have been approved by the Inspection Services Division of CPDS as meeting code; the proposed new stairs now require HDC approval (see Circle 3-12).



Plat dating from 1989, depicting ca. 1980 fire stairs that do not meet current code.

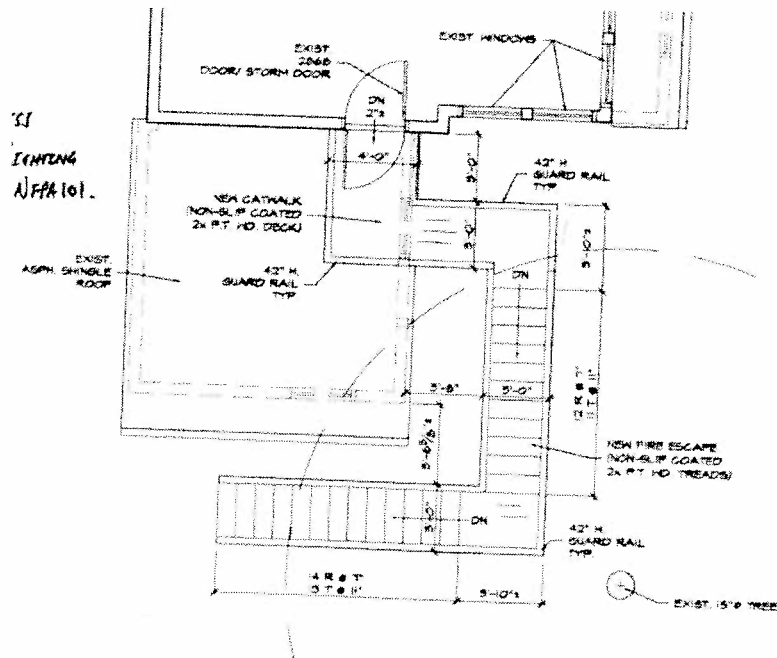


Existing fire stairs, rebuilt in 2012 to match ca. 1980 fire stairs and therefore, not to current code.



The existing 2012 fire stairs are too close to the house and open windows.

The proposed new fire stairs will be built to code and will be spaced at least 3'-0" from the house, to allow the owner to retain the open windows and still meet fire and safety regulations. The materials will match the original and existing stairs, with wood framing, wood railing, and wood treads. Because the treads will be non-slip, the applicant will not have to provide a roof for the structure. This has been approved as a code modification.



COMMUNITY OUTREACH




Posting of sign on property; postcard notices sent out to residents within 500' of the property; staff report posted on City's web site; agenda sent to listserve for civic associations.

FINDINGS

Finding that the project meets Secretary of the Interior's Standards for Rehabilitation:

- #2: The proposed fire stairs will be constructed wholly in the rear, and will have no impact on the historic character of the South Washington Avenue HD.
- #3: The proposed use of historic materials with a non-historic design will assure that the fire stairs are compatible with the historic building, but do not attempt to be anything but a code compliance feature.
- #5: The exterior materials and character-defining features, such as the siding and windows, will be retained.
- #9: The proposed new features are differentiated from the historic building by design, and preserve all exterior historic features of the house and landscape.
- #10: There are no changes required to the historic building to construct the code compliant fire stairs.

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
-  2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
-  3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
-  5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Secretary of the Interior's Standards for Rehabilitation (cont.)

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

★ 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

★ 10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

AERIAL PHOTO



The map displays the following zoning districts and features:

- Zoning Districts:** MXTD, MXNC, MXR, R-90, PD-RCI, and PARK.
- Streets:** W Jefferson St, E Jefferson St, Church St, Main St, and various local streets like S Adams St, S Washington St, S Main St, S Commercial St, S Market St, S Union St, S Broadway St, S Washington St, S Main St, S Commercial St, S Market St, S Union St, S Broadway St.
- Landmarks:** City Hall, Oregon State Capitol building, and the location of the 2004 Summer Olympics (marked with a star).
- Other Features:** A legend in the bottom right corner identifies symbols for City Hall, Oregon State Capitol, and the 2004 Summer Olympics.



City of Rockville
 Department of Community Planning and Development Services
 Historic Preservation Office
 111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
 www.rockvillemd.gov/historic

HDC

APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION:

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP	LOT	BLOCK
	105 S. Washington 20850	14	2
	ZONING	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet)
	NAME	MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP	PHONE / FAX / E-MAIL
APPLICANT*	FIRST	Joint Venture	301-424-1060
	LAST	105 S. Washington St	301-424-7991
PROPERTY OWNER	FIRST	Rockville MD 20850	
	LAST	JOINT Venture	301-424-1060
ARCHITECT Registration #	FIRST	105 S. Washington St	301-424-7991
	LAST	Rockville MD 20850	

SCOPE OF WORK:		
<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input checked="" type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input type="checkbox"/> OTHER

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary): Replace existing exterior stairs located in back of 105 S. Washington

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF	
Application #:	HDC2012-00585
Public Hearing Date:	4-19-12
Decision	<input type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date:	
Staff reviewer:	RDZ

Signature of Applicant

[Handwritten Signature]

Received by:	RDZ
Accepted by:	RDZ
Date:	4/5/12

See reverse side
Revised 3/07

①



City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

HDC

SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

2. COMPLIANCE WITH GUIDELINES

Projects must comply with the City's *Technical Guides for Exterior Alterations*, available via the Internet at www.rockvillemd.gov/historic/tech-guides.html or in printed form at the Department of Community Planning and Development Services.*

3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD. Applications will not be accepted until they are determined to be complete by City staff. The application must be filed by the last Tuesday of the month prior to the scheduled Historic District Commission meeting.

4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE

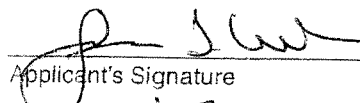
Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due by the last Tuesday of the month preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division.

7. SIGN

A sign will be posted by the City staff on the property announcing the public hearing by the Historic District Commission approximately one week prior to the meeting.


Applicant's Signature
7-9-12
Date

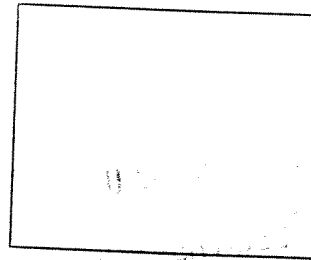
*In addition to the City's *Technical Guides for Exterior Alterations* (see #2 above), applicants may also find it useful to consult the following publications:

- The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- The HDC's Adopted Architectural Design Guidelines: www.rockvillemd.gov/historic/guidelines1977.htm



City of
Rockville
Get Into It

Department of Community Planning and Development Services
Inspection Services Division
240-314-8240 / 240-314-8265 (Fax)
www.rockvillemd.gov/isd



Plans Resubmission Form

OFFICE USE ONLY

☐ Amendments ☐ Revisions

OFFICE USE ONLY

DATE: 4/5/12

PERMIT NUMBER: BLD 2012-17409

ADDRESS: 105 S. WASHINGTON ST. SUITE: _____

TENANT NAME: BRAULT-GRAHAM

CONTACT PERSON: CRAIG MOHONEY PHONE: 301-294-0682
(PRINT NAME)

TYPE OF RESUBMISSION

☒ ARCHITECTURAL

☐ PLUMBING

☐ OTHER: _____

☐ STRUCTURAL

☐ ELECTRICAL

☐ MECHANICAL

GENERAL DESCRIPTION OF WORK

REPLACEMENT FIRE ESCAPE
(INCLUDING CODE MODIFICATION REQUEST - 3/21/12)

USE THIS AREA FOR RESUBMITTAL OF SUSPENDED PLANS ONLY

NAME OF PLANS EXAMINER REQUESTING INFORMATION: _____

ALL CHANGES MUST BE CLEARLY INDICATED ON RESUBMITTED PLANS.
ALL RESUBMISSIONS MUST BEAR THE ORIGINAL WET STAMP, PROFESSIONAL CERTIFICATION, AND SIGNATURE OF
THE STATE OF MARYLAND PROFESSIONAL.

3



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

March 21, 2012

Craig Moloney
(301) 294-0682
(301) 762-3128 F

Re: Code Requirement Modification Request
105 S. Washington Street, Exterior egress stair
BLD2012-17409

Dear Mr. Moloney,

The Inspection Services Division has thoroughly examined your Code Requirement Modification Request regarding the proposed replacement and construction of an exterior egress stair at 105 South Washington Street (BLD2012-17409). As submitted, your request is **Approved with Comments**. Compliance with the proposed alternative method of compliance provided in the 03.19.12 Code Requirement Modification Request, as amendment by the proceeding comments, is required for approval.

Comments

- 1) Perforated stair treads are prohibited by NFPA 101, 2009 Edition, Sub-subparagraph 7.2.2.3.3.1. Solid stair treads shall be utilized and provided with a non-slip surface or coating.
- 2) As the installation of a canopy may have a negative impact on the historic fabric of the structure, no canopy or cover shall be required as permitted by NFPA 101, 2009 Edition, Chapter 43 and the International Existing Building Code, 2009 Edition.

Complete copies of the Code Requirement Modification Request must be submitted with all subsequent building permits, or revisions to building permits, for 105 South Washington Street.

Craig Moloney
(301) 294-0682
(301) 762-3128 F
Page 2
March 21, 2012

If you have any questions, please contact me at 240-314-8261.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Purkey". The signature is fluid and cursive, with a large, stylized "P" and "R".

Robert Purkey
Construction Inspections Supervisor
Inspection Services Division

Enclosure



Department of Community Planning and Development Services
Inspection Services Division
310-314-8240 / 240-314-8265 (Fax)
www.rockvillemd.gov/isd

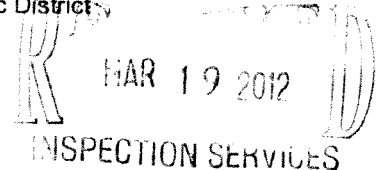
Code Requirement Modification Request

Permit number: BLD2012-17409 Date of request: 3/19/12
Address of project: 105 S. Washington St., Rockville, MD Suite #
Applicant name: Craig Moloney, AIA, LEED AP Applicant signature: [Signature]
Telephone #: 301-294-0682 Fax #: 301-762-3128

SPRINKLERED (Yes) (☒) NFPA: ☒ 13D 13R Other FIRE ALARM (☒) (No)
Request to modify the following adopted code: NFPA-101, 7.1.10.1
Chapter #: Section/paragraph #:

Nature of request and practical difficulty achieving code compliance.

The existing exterior fire escape from the second floor of this historic building is not covered. Our understanding is that the code requires that a replacement fire escape be covered by a roof. In talking with Robin Ziek, City Historic Preservation Planner, about this project, she suggested that a roof over the fire escape would have excessive size, scale, and massing, which would have too great an impact on the exterior of this historic resource. Such an impact may not be approved by the Historic District Commission.



Proposed alternative method of compliance and/or compensatory action.

We propose to provide a new fire escape, sized and configured to comply with all applicable codes, including code compliant width, treads and risers, footings, rails, guards, etc. The fire escape will be built of pressure treated wood, painted to match the building's exterior trim. In lieu of providing a roof covering, we are proposing to use a slip resistant, galvanized perforated metal stair tread specifically designed for this application (see attached details), which would not allow water, snow, or ice to collect on the treads.

OFFICE USE ONLY

MODIFICATION LOG #: BLD 2012-17409

FINAL DISPOSITION: ☐ APPROVED ☒ APPROVED WITH COMMENTS ☐ DENIED

Date of action: 3/20/12 Number of pages included with request: 14

1. Print MATTHEW M. SHANKS
Sign [Signature]

☐ APPROVED
☒ APPROVED WITH COMMENTS
☐ DENIED

2. Print Robert Poley
Sign [Signature]

☐ APPROVED
☒ APPROVED WITH COMMENTS
☐ DENIED

3. Print Daniel Dyer
Sign [Signature]

☐ APPROVED
☒ APPROVED WITH COMMENTS
☐ DENIED

Revised 06/17/11

McNICHOLS since 1952

McNICHOLS Quality PERF-O GRIP_R Stair Tread, Galvanized, 13 Gauge, 2" Channel, 10" x 20"

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Print

Item Specifications:

Item Number :	M4T0201330
Product Line :	Stair Treads
Product Type :	Plank Grating
Weight :	11.4 #/EA
Class :	PERF-O GRIP® Stair Tread
Trade Name :	PERF-O GRIP®
Major Material :	Galvanized
Minor Material :	Pre-Galvanized
Gauge (Thickness) :	13
Alternate Description :	10" Tread
Channel Depth :	2.000
Surface :	Mill Finish
Endplate Size :	10" Plank
Surface Pattern :	N/A
Nosing Type :	None
Percent Open Area :	50
Width :	10.0000
Length (Span for Grating) :	30.0000
SKU Type :	Each
Stair Tread Type :	B
Punched Hole Size :	N/A
Punched Hole Type :	N/A
Endplates Attached :	Attached
HS Item Number :	M4T0201330



Accessories:

Clips, Anchors, Etc

End Plates

Nosing

Options:

Coating

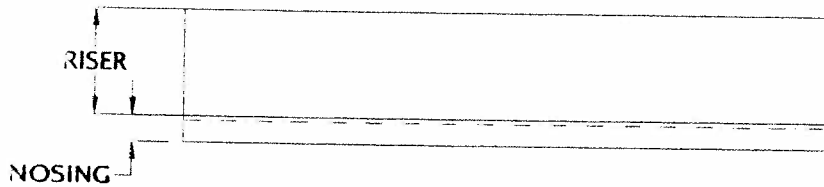
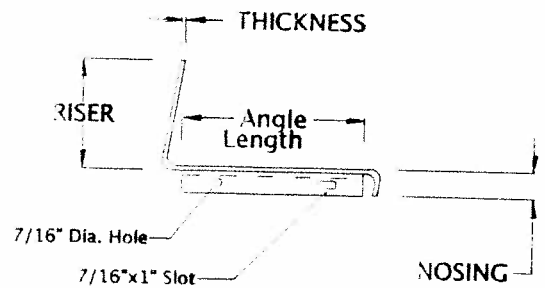
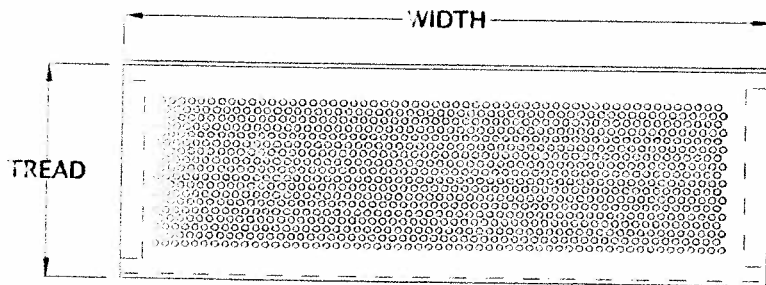
A material applied as a covering to another material such as vinyl coating applied to steel.

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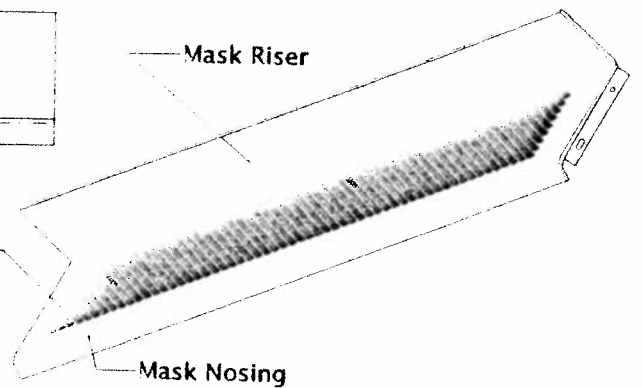
Drawings Required	Drawings required to confirm material specifications, sizes or to aid in erection of the finished materials.
Hot Dip Galvanizing	The process of applying a zinc rich coating to steel to prevent corrosion by submerging the material in a tank of molten zinc for a period of time.
Install Toe Plate	The process by which a flat piece of material is attached to the edge of a piece of grating at a 90 degree angle to the surface and extending above the surface of the material, preventing a foot from extending over the edge of the grating
Painting (Grating)	The process of applying paint to a grating product.
Plating	The application of a thin layer of a secondary metal to a primary metal through an electrolytic process.
Powder Coating	The process of applying powdered paint to an item then placing it in an oven where the powder particles melt and coalesce to form a continuous coating.
Straight Cutting	Straight line cutting at a 90 degree angle to the edge of the material.
Welding	The process of fusing two pieces of metal together through the application of heat, sometimes with pressure and sometimes with an intermediate or filler material having a high melting point.

Applications:

Catwalk/Walkway	Material used as flooring on a raised pathway enabling movement from one area to another.
Flooring	Material used as flooring.
Platform/Deck/Mezzanine	Materials used in the construction of a mezzanine or platform up above the existing level.
Tread/Step	Products used to make the steps in a set of stairs, or as a means to access an inaccessible area.



SlipNOT Surface



SlipNOT PERF. TREAD - 'W/ANGLES

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SlipNOT
Metal Safety Flooring
2545 Beaufait Street
Detroit, Michigan 48207
300/754-7668 Phone
313/923-4555 Fax
info@slipnot.com (Email)

2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



Issue Date	4/4/12
Rev/Issued	Description
Rev: 1	
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A1

REPLACEMENT FIRE ESCAPE FOR:
105 SOUTH WASHINGTON STREET
ROCKVILLE, MD 20850

4002012-005RS Mr. Brant 3.434.1060

APPROVED
THIS APPROVAL SHALL NOT BE
CONSTRUED AS TO VIOLATE,
CANCEL OR SET ASIDE ANY
PROVISIONS OF THE
ROZENVILLE CODE

[illegible]

THE APPROVED PLANS AND ATTACHED NOTES SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES. INSPECTIONS WILL NOT BE CONDUCTED WITHOUT THE APPROVED PLANS.

INSPECTION SERVICES DIVISION
APPROVED
BLD
2012
1740

CEM DESIGN
520 ANDERSON AVENUE
ROCKVILLE, MARYLAND
301 294-0982 20850

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I
AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 6057
EXPIRATION DATE: 6/30/12.

10

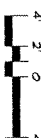
- [illegible]

Deck Floor load	100# PSF	+ 10# PSF	= 110# PSF
Star load	100# PSF	+ 10# PSF	= 110# PSF

LUMBER GRADE

- periodic re-coating as necessary

SCALE: 1/4" = 1'-0"



Issue Date		4/4/12	
Revisions			
Rev.	Date	Description	By
Δ			
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Sheet Title		ELEVATIONS & GENERAL REQUIREMENTS	

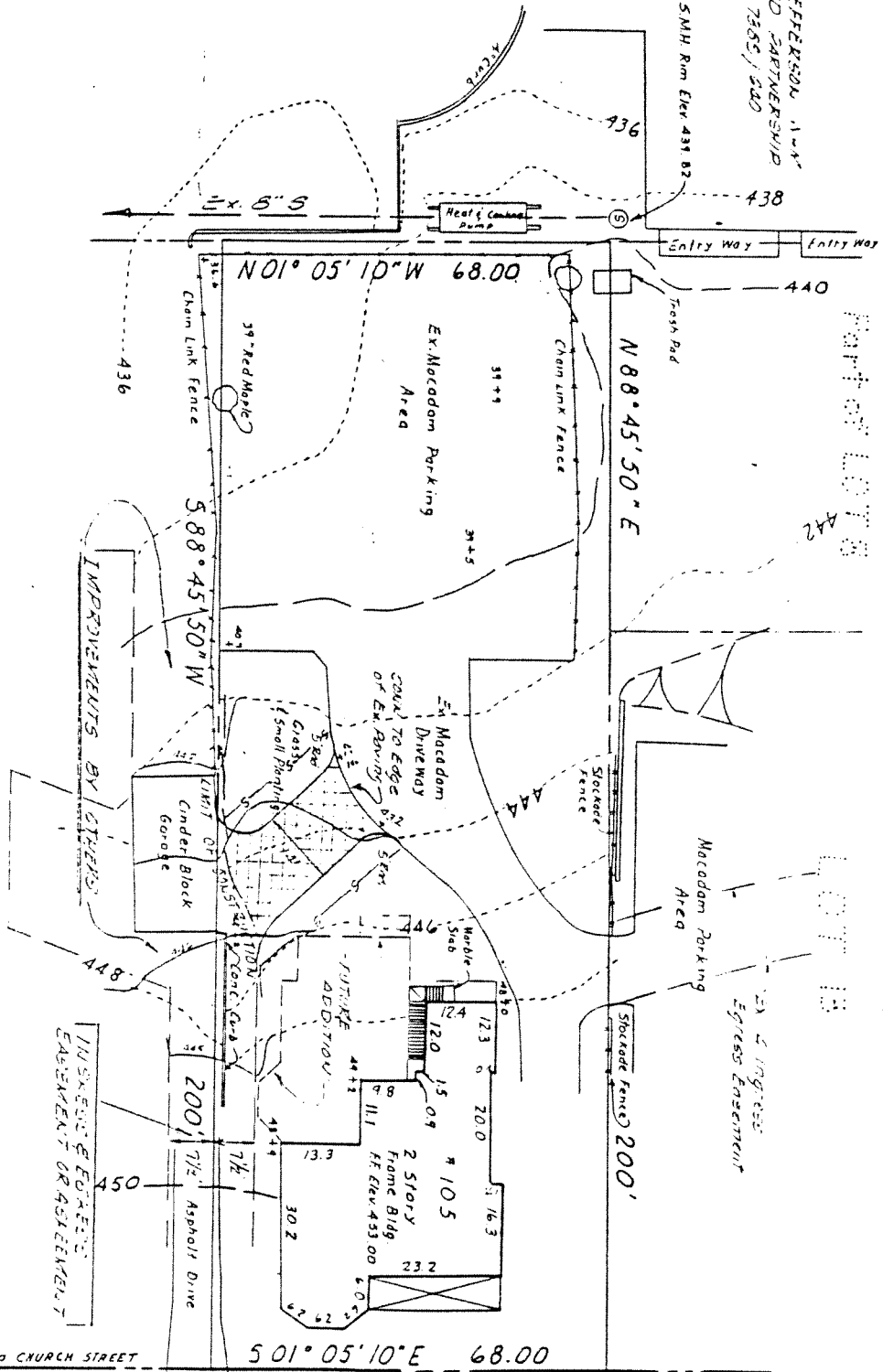
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THE SE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I
AM A FULLY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE
OF MARYLAND. LICENSE NO. 07
EXPIRATION DATE: 6/30/92





JEFFERSON 1st & 2nd
LTD PARTNERSHIP
7365/500

SMH Run Elev 439.82



ALBERT E. ERQUIT, ET AL

PARRISH WEISTRY OF P&I GEO. IN MEANS CO.
CHRIST EPISCOPAL CHURCH

N 028 : 2166/030

SURVEYOR'S CERTIFICATE

I hereby certify that the topography shown is correct
as done by accepted field practices on Nov. 1, 1989.
Horizontal control is based on N.T.M. 1928 - 1971
datum. Vertical control is assumed
datum.

Professional Land Surveyor No. 4502

SOUTH WASHINGTON STREET

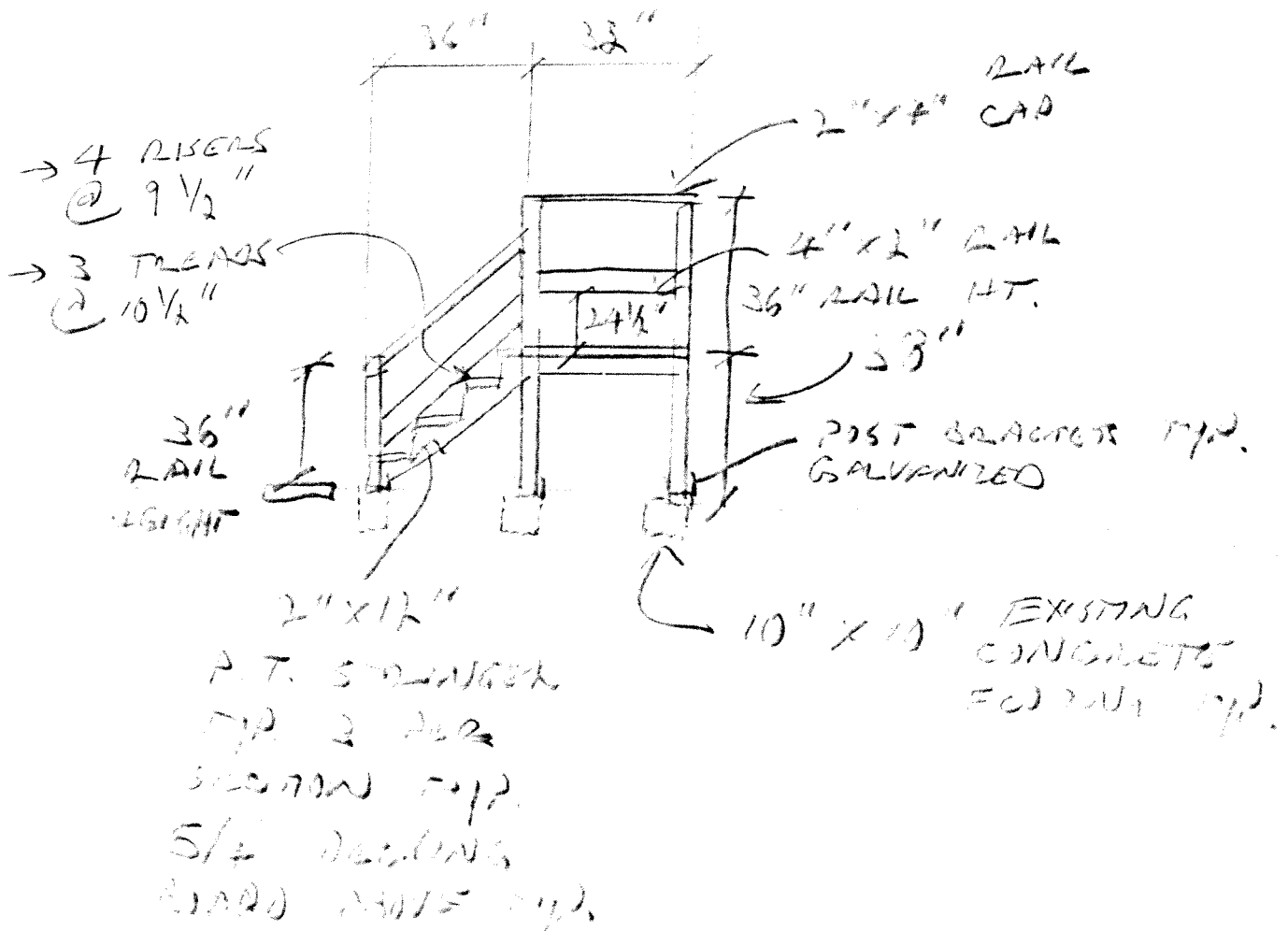
PERCO POLE
#5109

SHEET 2105

2-27-12

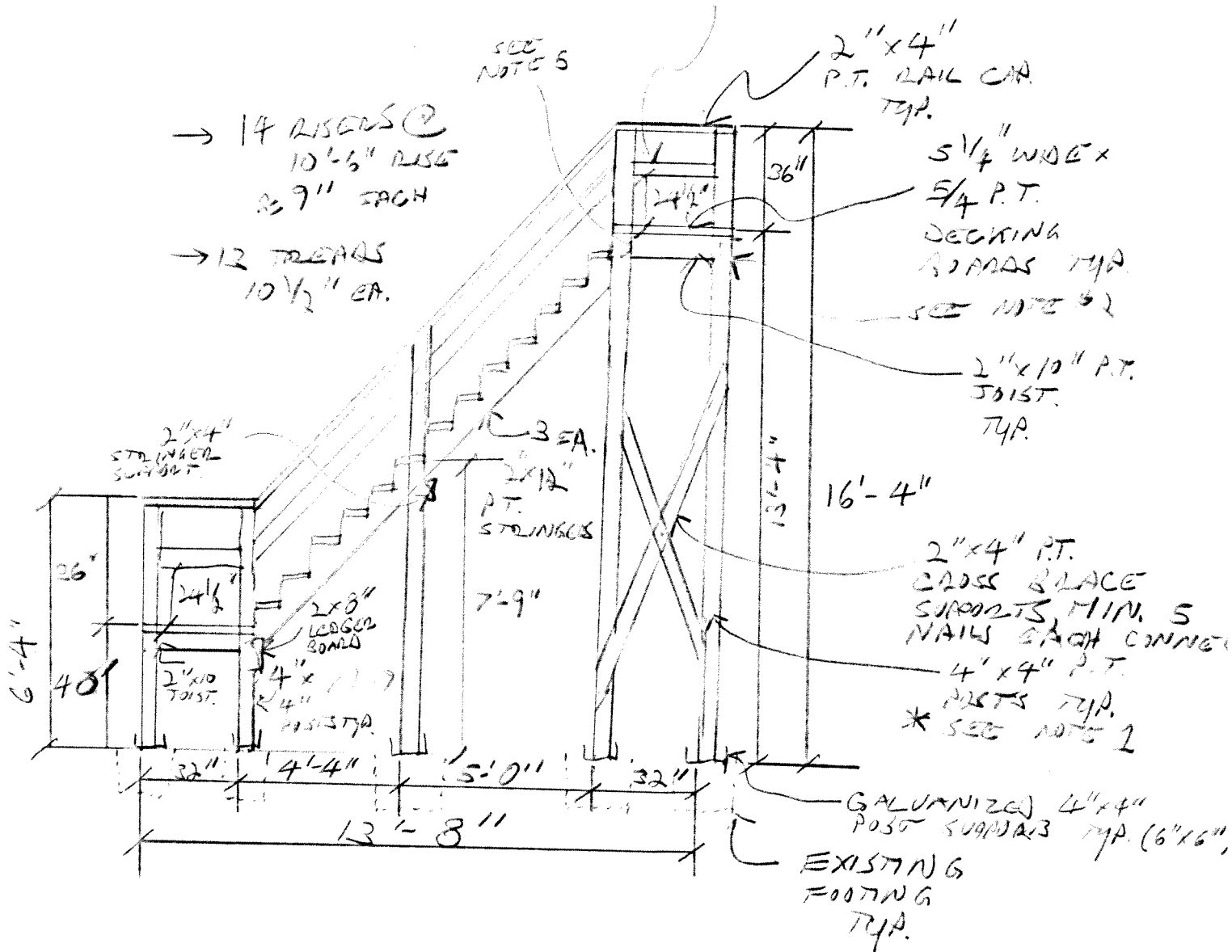
1/4" SCALE

ELEVATION #1



ELEVATION = 2

4"x2" RAIL TYP.



* NOTES:

1. IN LIEU OF CROSS BRACING, INSTALL 6"x6" POSTS
2. LAG BOLTS @ EXISTING DECKING CONNECTION.
LAG BOLTS MIN 6" GALVANIZED WITH TWO PER BAY, MIN. SIX TOTAL.
3. ALL STRINGER CONNECTIONS USE GALVANIZED JOIST HANGERS
4. ALL DECKING BOARDS SEVEN APPLIED TYP.
5. NO LESS THAN 3-5" LONG 1/2" GALVANIZED LAG BOLTS @ POST & FOOT JOIST CONNECTION